

December 13, 1999

Mr. Don Domenigoni
Riverside County Ag. Comm.
711 W. Esplanade, Suite F
San Jacinto, CA 92582

Dear Mr. Domenigoni:

Enclosed is the Vail Lake USA agricultural grading/clearing form with attachments.

Please advise if we need to provide additional information.

I look forward to meeting with you to review the proposed areas to be cleared and planted.

Sincerely,

John C. Culbertson
Consultant
Vail Lake USA LLC

cc: William P. Johnson
Thomas A. Leslie, PhD., REA



JAMES O. WALLACE
Agricultural Commissioner
Director of Weights & Measures

OFFICE OF THE
AGRICULTURAL COMMISSIONER

P.O. BOX 1089
RIVERSIDE CA 92502-1089
PHONE (909) 955-3000
FAX (909) 955-3012

WEIGHTS & MEASURES
P.O. BOX 1480
RIVERSIDE, CA 92502-1480
PHONE (909) 955-3030
FAX (909) 270-4728

AGRICULTURAL GRADING/CLEARING REGISTRATION FORM

Reference No. _____

A. Name of Person Completing Form: JOHN C. CULBERTSON

Mailing Address: 32555 CORTÉ ZARAGOZA, TEMECULA, CA 92592

Telephone: (909) 303-2145

B. Legal Owner of Property: VAIL LAKE USA LLC

Mailing Address: 29400 RANCHO CALIFORNIA ROAD, TEMECULA,
CA 92591

Telephone: (909) 676-4081

C. Description of Property: Briefly describe the property on which the grading or clearing will occur, give the Assessor's Parcel Number (APN) for the property, describe any pending or approved development plans for the property and attach a detailed map showing the property location, all access roads, all areas to be graded or cleared and the estimated quantity of cut and fill in cubic yards.

SEE ATTACHED INFORMATION

D. Historical Evidence of Farming: If applicable, briefly describe how the property to be graded or cleared has been farmed in the past. THIS IS PART OF VAIL RANCH WHICH HAS BEEN USED FOR GRAZING SINCE 1906. WINTER GRAIN CROPS HAVE RECENTLY BEEN FARMED ON PORTIONS OF THE PROPERTY.

E. Required Plan(s): Attach a farming plan describing all proposed activities from grading or clearing to planting, including a chronology of those activities (A model plan is available upon request). At the discretion of the Agricultural Commissioner it may also be necessary to attach a Private Contractor Grading and Irrigation Plan or a U.S. Soil Conservation Service Approval and Irrigation Plan. SEE MODEL FARM PLAN

F. Estimated Beginning and Ending Date of Grading: JANUARY 3, 2000 TO
JUNE 30, 2000

G. Estimated Beginning and Ending Date of Planting, if applicable: A COVER CROP
FOR EROSION CONTROL WILL BE PLANTED AS SOON AS LAND IS CLEARED - VINEYARD
AND OLIVE PLANTING STARTING SPRING, 2000 AND SPRING/SUMMER 2001.

The undersigned hereby certifies under penalty of perjury that the information contained herein and attached hereto is accurate and correct and hereby acknowledges and understands the nature and extent of the penalties that may be imposed if the agricultural grading or clearing provisions of Ordinance No. 457 are violated:

John C. Culbertson
(signature)
CONSULTANT

VAIL LAKE USA LLC

12/13/99
(date)

- C. Total acreage owned by Vail Lake USA LLC is 6201.55 acres (see accompanying Vail Lake Parcel Map). This application is to initially clear and begin farming approximately 762 acres. Each parcel with the estimated acreage to be cleared is as follows:

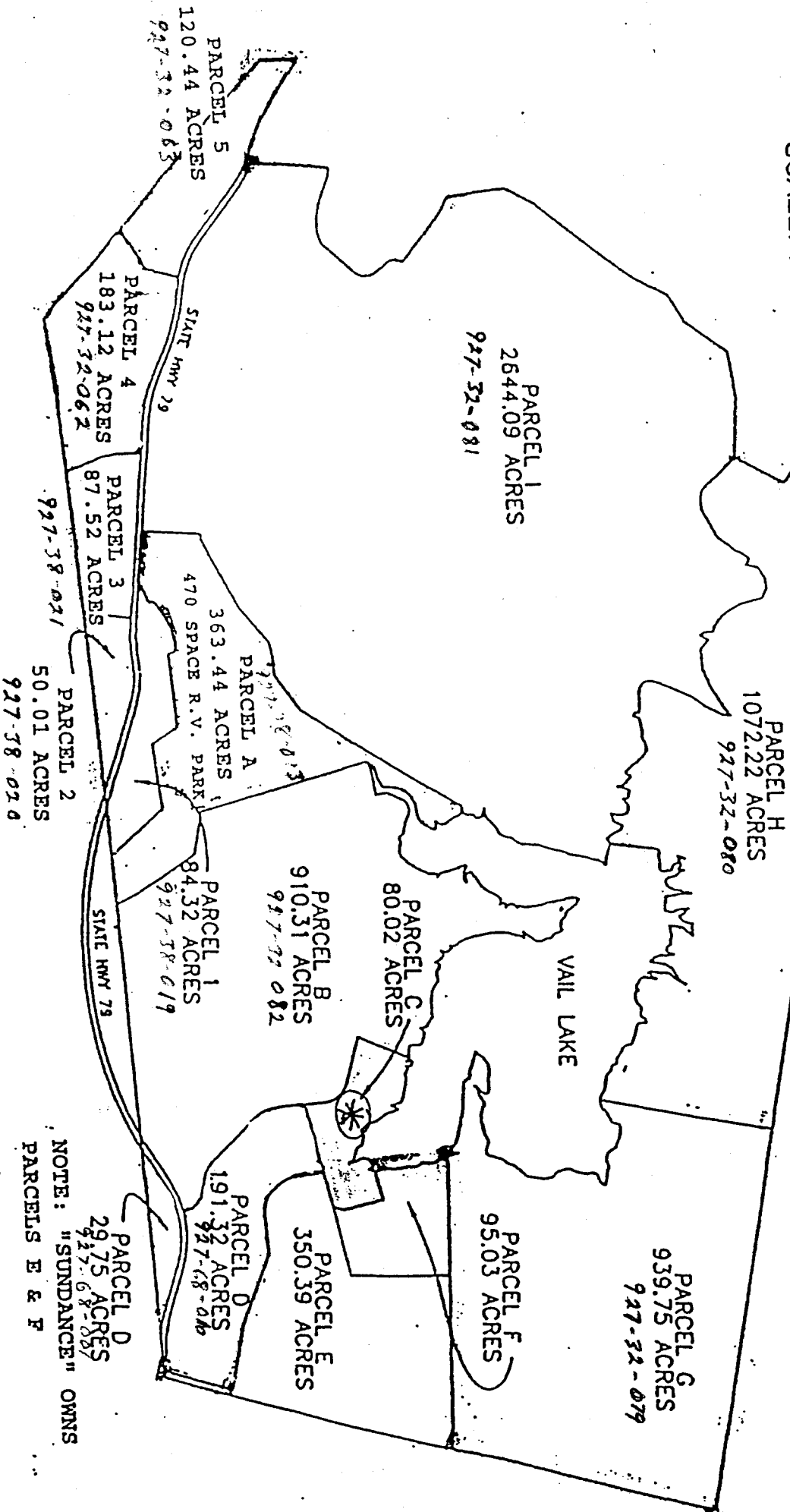
<u>APN</u>	<u>Acreage</u>	<u>Crops</u>
927-68-001	20	grapes, barley & oats
927-32-081	227	grapes, olives, barley & oats
927-32-082	173	grapes, olives, barley & oats
927-38-013	17	grapes & olives
927-38-019	43	grapes
927-38-020	35	grapes & olives
927-38-021	87	grapes & olives
927-32-062	100	grapes & olives
927-32-063	60	grapes & olives

The cleared land will be used for planting grapes, olives, barley and oats. There will be minimal cut and fill since it is essential that the existing top soil be maintained. The steeper sloping areas will be planted with olive trees, again, present top soil depths will be maintained.

The accompanying 600 scale topo map shows the areas to be cleared highlighted in green. The U.S.G.S. quadrangle map locates general area features and access roads.

VAIL LAKE

SCALE: 1" = 3000'



NOTE: "SUNDANCE" OWNS
PARCELS E & F